

Docket Item #12  
SPECIAL USE PERMIT #2008-0052

Planning Commission Meeting  
September 4, 2008

**ISSUE:** Consideration of a request for a special use permit amendment to operate a U-Haul vehicle rental business.

**APPLICANT:** Michael Huhn

**STAFF:** Nathan Randall  
[nathan.randall@alexandriava.gov](mailto:nathan.randall@alexandriava.gov)

**LOCATION:** 1106 Oronoco Street  
442 N. Henry Street

**ZONE:** CSL/Commercial Service Low

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**PLANNING COMMISSION ACTION, SEPTEMBER 4, 2008:** On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, with amendments to conditions #7, #8, and #18. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission generally agreed with the staff analysis but recommended reducing the number and size of vehicles stored at 1106 Oronoco Street and recommended requiring additional screening as part of the comprehensive site improvement plan.

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



**SUP #2008-0052**

**09/04/08**



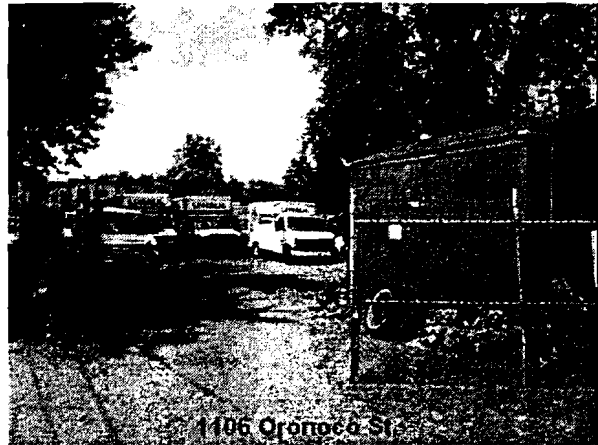
## I. DISCUSSION

### REQUEST

The applicant, Michael Huhn, requests to amend an existing special use permit for the operation of a U-Haul vehicle rental business jointly located at 1106 Oronoco Street and 442 N. Henry Street.

### SITE DESCRIPTION

The subject property at 1106 Oronoco Street is one lot of record with approximately 54 feet of width, 117 feet of depth and a total lot area of 6,327 square feet. The subject property is undeveloped except for one small storage shed. Access to the property is from a public alley off Oronoco Street.



The subject property at 442 N. Henry Street is one lot of record with approximately 86 feet of frontage on N. Henry Street, 86 feet of frontage on Oronoco Street, and a total lot area of 7,396 square feet. The subject property is developed with an automobile service station, which includes four gasoline pumps covered by a canopy, and a one-story office and repair garage. Access to the property is from N. Henry Street and Oronoco Street.



The surrounding area is occupied by a mix of residential and commercial uses. Immediately to the north of 1106 Oronoco is a catering business and to the north across Oronoco Street is the Monarch condominium. To the northeast of 1106 Oronoco Street is the 442 N. Henry St. service station owned by the applicant. To the northeast of the service station, across N. Henry Street, is a vacant commercial building, formerly the Monarch sales office, which is the subject of a special use permit request for a day care center. To the south, east and west of both subject properties are residential apartments and townhouses.

BACKGROUND

An automobile service station and light automobile repair shop have existed on the property for decades, predating the applicant's ownership of the business, which began in 1965.

On November 18, 1989, City Council granted Special Use Permit #2302 for the expansion of the existing automobile service station and light automobile repair shop. At that time, additional repair bays were added, and the applicant was expressly granted permission to store vehicles at the "outlot" property at 1106 Oronoco while the vehicles were waiting to be serviced.

The Virginia Department of Environmental Quality (DEQ) in 1993 required environmental remediation at the site to clean contamination caused by leaky underground storage tanks. The Virginia DEQ determined the clean-up to be sufficient and closed the matter on July 29, 2005.

The applicant started the U-Haul truck rental business in late May 2008. Based on a neighbor complaint, zoning inspectors discovered that the U-Haul rental business was operating without a valid special use permit.

On July 24, 2008 staff visited the subject property to determine if the business was in compliance with the conditions of its special use permit. The property was found to be out of compliance with two conditions of SUP#2302 regarding the storage of junked vehicles and vehicle parts and tires.

PROPOSAL

The applicant proposes to operate a U-Haul vehicle rental business at an existing automobile service station and light automobile repair shop. Up to 15 rental vehicles will be stored at any one time at 1106 Oronoco Street. Customers will pick-up and drop-off the vehicles at the service station at 442 N. Henry Street.

Hours: Monday-Saturday, 8:00am-6:00pm  
Sunday, 9:00am-6:00pm

Number of trucks: No more than 15 stored on site at any one time

Noise: Primarily truck engine noises will be generated

Trash/Litter: Minimal

Pick-Up/Drop-Off: Only employees will retrieve and park U-Haul trucks for customers. Access to the 1106 Oronoco outlot will be from the public alley off Oronoco. Trucks will not use the lower portion of the alley that intersects with Princess Street.

### PARKING

According to Section 8-200 (A)(12) of the Zoning Ordinance, an automobile repair business requires one (1) parking space for each 400 square feet of floor area. One additional space is required for each U-Haul vehicle parked at the property. An automobile repair business using 1,980 square feet of space and a truck rental business storing up to 15 U-Haul rental trucks will be required to provide a total of 20 off-street parking spaces.

The subject properties at 442 N. Henry Street and 1106 Oronoco Street meet this parking requirement. There are nine (9) parking spaces at 442 N. Henry Street, including the repair bays, and 15 parking spaces for trucks at 1106 Oronoco Street. The total combined number of parking spaces at these properties is 24.

### ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CSL / Commercial Service Low zone. Section 4-303(B) of the Zoning Ordinance allows an automobile and trailer rental or sales area in the CSL zone only with a special use permit.

The proposed use is generally inconsistent with the Braddock Road Metro Small Area Plan chapter of the Master Plan which designates the property for low-density commercial use. An automobile service station, light automobile repair shop, and vehicle storage have been operating at this location for many decades, however.

## **II. STAFF ANALYSIS**

Staff does not object to the addition of U-Haul truck rental at this location. However, because this property is surrounded by mostly residential uses, there is potential for significant impacts of this use on the neighborhood. Staff does not object to the proposal on the basis of its historical use, the opportunity for site improvements, and the inclusion of several conditions that will mitigate neighborhood impacts.

Historical aerial photographs show that a building was constructed at 442 N. Henry sometime between 1937 and 1951. In the 1951 aerial photograph of the property, a small number of vehicles are shown parked behind the 442 N. Henry building and on the 1106 Oronoco property. It is reasonable to conclude that the historical uses of this property have been accessory to the automobile service station and included vehicle storage.

The special use permit under consideration represents an opportunity to improve the condition of the property to the benefit of the entire neighborhood. The recommended conditions of approval listed in Section III of this report stipulate, among other things, that junked or abandoned vehicles shall be removed, the trailer shall be removed, vehicle

parts and tires shall be properly disposed, vegetation shall be pruned, and new fencing shall be installed.

Staff recognizes that the use in question has the potential to create negative impacts in the neighborhood but believes that the recommended conditions of approval sufficiently address these problems and mitigate their impact. Staff has recommended a number of conditions for parking, traffic, and aesthetic reasons. These include that U-Haul trucks shall not be parked on the street, shall not be kept in the gas station lot for more than three hours, and shall not be dropped off after hours. To reduce traffic congestion in a narrow public alley, only employees shall retrieve from and park U-Haul trucks in the outlot. Additionally, staff has conditioned that no more than 15 trucks shall be stored on-site at any one time and that the trucks shall be stored in a neat and orderly manner. Staff has also imposed a one-year review condition which will assist in addressing any future impacts should they arise.

Subject to the conditions listed in Section III of this report, staff recommends approval of the special use permit request.

### III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP#2302)
2. **CONDITION AMENDED BY STAFF:** That no junked, stripped, or abandoned vehicles be parked or stored outside at either the 442 N. Henry Street property or at the outlot located at 1106 Oronoco Street. (P&Z)
3. That no vehicle parts, tires, or other materials be permitted to accumulate outside except in a dumpster or other suitable trash receptacle or enclosure. (P&Z) (SUP#2302)
4. **CONDITION AMENDED BY STAFF:** That no vehicles, including U-Haul rental vehicles, shall be displayed, stored, or parked in a public right-of-way. (P&Z) (SUP#2302)
5. That no repair work be done outside. (P&Z) (SUP#2302)
6. **CONDITION AMENDED BY STAFF:** That the hours of operation of the automobile service station and light automobile repair shop shall be restricted to between 7:00am and 8:00pm Monday through Saturday and between 9:00am and 6:00pm on Sunday, as requested by the applicant. (P&Z)

7. **CONDITION AMENDED BY PLANNING COMMISSION:** That the “outlot” owned by the applicant located at 1106 Oronoco Street behind the seafood store ~~continue to~~ may be used by the applicant for parking of vehicles serviced at his service station and for the storage of no more than 15 12 U-Haul rental vehicles not to exceed 17 feet in size. ~~to park his tow trucks.~~ (P&Z)(PC)
8. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall develop a comprehensive site improvement plan, to the satisfaction of the Director of Planning & Zoning, that addresses the following: (1) the improvement of the existing chain link fence, (2) the removal of all junked vehicles, (3) the removal of the trailer, (4) the proper disposal of all vehicular parts and tires, and (5) the trimming of vegetation and (6) additional plantings to screen the perimeter of the vehicle storage lot. The plan shall be submitted to the Director of Planning & Zoning within 30 days from approval of the special use permit and shall be fully implemented within three months from the Director’s approval. That all plantings to be installed on site be approved by the Director of Planning. (P&Z)(Parks)(PC)
9. **CONDITION ADDED BY STAFF:** All vehicles, including U-Haul rental vehicles, permitted to be stored at the 1106 Oronoco Street property shall be stored in a neat and orderly manner. No vehicles shall be stored in a public alley nor shall the parking of any vehicles block any public alleys. (P&Z)
10. **CONDITION ADDED BY STAFF:** Only employees of the business owner may drive rental vehicles to, or pick them up from, the outlot located at 1106 Oronoco Street. Customers must pick up and drop-off rented vehicles at the service station property. (P&Z)
11. **CONDITION ADDED BY STAFF:** U-Haul rental vehicles shall not be stored at any time at the automobile service station located at 442 N. Henry Street, except: a) during customer drop-off and pick-up for a period not to exceed three hours and b) while in the process of being repaired. (P&Z)
12. **CONDITION ADDED BY STAFF:** The hours of operation of the U-Haul rental business shall be restricted to between 8:00am and 6:00pm, Monday-Saturday, and 9:00am and 6:00pm on Sunday. (P&Z)
13. **CONDITION ADDED BY STAFF:** No U-Haul rental vehicles, whether being rented by customers or being delivered by employees of other U-Haul locations, may be picked up or dropped off outside of the approved operating hours noted in Condition #13. There shall be no “drop-off box” on either property for keys or paperwork. (P&Z)

14. CONDITION ADDED BY STAFF: The applicant shall post the hours of operation for the service station and the U-Haul rental business at the entrance of the building. (P&Z)
15. CONDITION ADDED BY STAFF: No portable signs or banner signs, including those advertising the U-Haul business, shall be displayed. (P&Z)
16. CONDITION ADDED BY STAFF: The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)(T&ES)
17. CONDITION ADDED BY STAFF: The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
18. CONDITION AMENDED BY PLANNING COMMISSION: The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and or that new or revised conditions are needed. (P&Z)(PC)
19. CONDITION ADDED BY STAFF: The applicant shall provide documentation to the Director of Planning & Zoning on an annual basis confirming that the subject properties are in compliance with Virginia Department of Environmental Quality guidelines regarding the registration of underground storage tanks. (T&ES)
20. CONDITION ADDED BY STAFF: All waste products, including but no limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers. (T&ES)
21. CONDITION ADDED BY STAFF: The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400, ext. 166. (T&ES)



22. **CONDITION ADDED BY STAFF:** Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official. (T&ES)
23. **CONDITION ADDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (P&Z)(T&ES)
24. **CONDITION ADDED BY STAFF:** Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (P&Z)(T&ES)
25. **CONDITION ADDED BY STAFF:** The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
26. **CONDITION ADDED BY STAFF:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
27. **CONDITION ADDED BY STAFF:** Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)
28. **CONDITION ADDED BY STAFF:** Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1) (Parks)
29. **CONDITION ADDED BY STAFF:** The applicant shall contact the Community Relations Unit of the Alexandria Police Department at 703 838-4520 regarding a security survey for the business and a robbery awareness program for all employees. (Police)

STAFF: Richard Josephson, Deputy Director, Department of Planning and Zoning;  
Nathan Randall, Urban Planner.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- R-1 All waste products, including but no limited to organic compounds (solvents), motor oils, and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and shall not be discharged into the sanitary or storm sewers.
- R-2 The applicant shall comply with the City of Alexandria Best Management Practices Manual for Automotive Related Industries. A copy can be obtained by contacting the Division of Environmental Quality at 703-519-3400, ext. 166.
- R-3 Provide a plan that shows the method of connection for the discharge of vehicle wash to an approved sanitary sewer system and proper disposal of rainwater to the storm sewer system. In case the applicant chooses to install commercial car washing equipment, such equipment shall be equipped with a water recycling system approved by the building official.
- R-4 All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-5 Deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-6 The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "*Solid Waste and Recyclable Materials Storage Space Guidelines*", or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: [www.alexandriava.gov](http://www.alexandriava.gov) or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
- R-7 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- R-8 Applicant shall contribute \$500.00 to the Litter Control Fund for the installation of litter receptacles along the public right-of-ways. Monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60 days of City Council approval. (T&ES)

- R-9 The applicant shall require its employees who drive to use off-street parking and/or provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

Code Enforcement:

- C-1 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-2 If the applicant proposes to provide 35 total parking spaces, the required handicap accessible parking spaces shall be at a minimum of 2 and shall comply with applicable dimension and signage requirements.

Health Department:

- C-1 Smoking is prohibited in indoor service lines and cashier lines. (Code of Virginia, § 15.2-2801 B.)

Parks and Recreation:

- R-1 Repair or replace existing fence on subject property.
- R-2 Property owner shall control weeds along public sidewalks, curb lines and within tree wells which are within 12 feet of the owner's front property line. (City Ord. No. 2698, 6/12/82, Sec. 2; Ord. No. 2878, 11/12/83, Sec. 1)

Police Department:

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703-838-4520 regarding a security survey for the business.

Nathan



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0052

PROPERTY LOCATION: 1108 Orondo St

TAX MAP REFERENCE: 064.010629 ZONE: Commercial

APPLICANT:  
Name: Michael H. Huhn

Address: 4716 Kellogg Dr. Woodbridge VA 22193

PROPOSED USE: Rent U-Haul VANS + Trucks + Trailers, and

**THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Michael H. Huhn  
Print Name of Applicant or Agent

Michael H. Huhn 6/21/08  
Signature Date

4716 Kellogg Dr  
Mailing/Street Address

703 683 0794 703 683 9554  
Telephone # Fax #

Woodbridge VA 22193  
City and State Zip Code

\_\_\_\_\_  
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

SUP # 2008-0052

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 1108 Bronco St Parky Lot, I hereby  
(Property Address)  
grant the applicant authorization to apply for the \_\_\_\_\_ use as  
(use)  
described in this application.

Name: Michael H. Huhn Phone: 703.683.0794  
Please Print  
Address: 4716 Kellogg Drive Email: \_\_\_\_\_  
Signature: Michael H. Huhn Date: 6/24/08

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

- Required floor plan and plot/site plan attached.
- Requesting a waiver. See attached written request.

2. The applicant is the (check one):  
 Owner  
 Contract Purchaser  
 Lessee or  
 Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

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**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: \_\_\_\_\_

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

DON'T KNOW ON PATRONS ~~MON~~ Monday - Sat. 8am - 6pm

Sunday 9am - 6pm

B. How many employees, staff and other personnel do you expect?  
Specify time period (i.e., day, hour, or shift).

2 Employees

6. Please describe the proposed hours and days of operation of the proposed use:

Day: 6 Days

Hours: 10 per Day

1 Day

9. ON SUNDAY

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Very Low

B. How will the noise be controlled?

No Noise to controlled



8. Describe any potential odors emanating from the proposed use and plans to control them:

NONE

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9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

NONE

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B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

NONE

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C. How often will trash be collected? Potomac Trash  
NONE DEPS Service 1 time a week

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D. How will you prevent littering on the property, streets and nearby properties?

I clean up as needed

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10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes.  No.

If yes, provide the name, monthly quantity, and specific disposal method below:

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12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

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**ALCOHOL SALES**

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes  No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

- 20 Standard spaces
- 10 Compact spaces
- 0 Handicapped accessible spaces.
- 5 Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (check one)  
 on-site  
 off-site

If the required parking will be located off-site, where will it be located?  
\_\_\_\_\_

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? \_\_\_\_\_

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? \_\_\_\_\_

C. During what hours of the day do you expect loading/unloading operations to occur?

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

**SITE CHARACTERISTICS**

17. Will the proposed uses be located in an existing building?  Yes  No

Do you propose to construct an addition to the building?  Yes  No

How large will the addition be? \_\_\_\_\_ square feet.

18. What will the total area occupied by the proposed use be?

0 sq. ft. (existing) + \_\_\_\_\_ sq. ft. (addition if any) = \_\_\_\_\_ sq. ft. (total)

19. The proposed use is located in: (check one)

- a stand alone building
- a house located in a residential zone
- a warehouse
- a shopping center. Please provide name of the center: \_\_\_\_\_
- an office building. Please provide name of the building: \_\_\_\_\_
- other. Please describe: vacant lot

End of Application



# APPLICATION - SUPPLEMENTAL

## AUTOMOBILE-ORIENTED USES

**Supplemental Information to be completed by applicants requesting special use permit approval of an automobile-oriented use (e.g., automobile repair garage, car wash, auto or trailer sales).**

1. What type of automobile oriented use do you propose?

- automobile or motor vehicle parking or storage lot.
- automobile or trailer rental or sales.
- automobile service station.
- automobile repair, including car wash.
- other: \_\_\_\_\_

2. What types of repairs do you propose to perform?

Rent U-Hauls  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. How many of each of the following will be provided?

None hydraulic lifts or racks  
None service pits  
None service bays

4. How many vehicles will be parked on-site at any one time. Please provide information on the type (i.e., for sale, customers, employees, or repairs)?

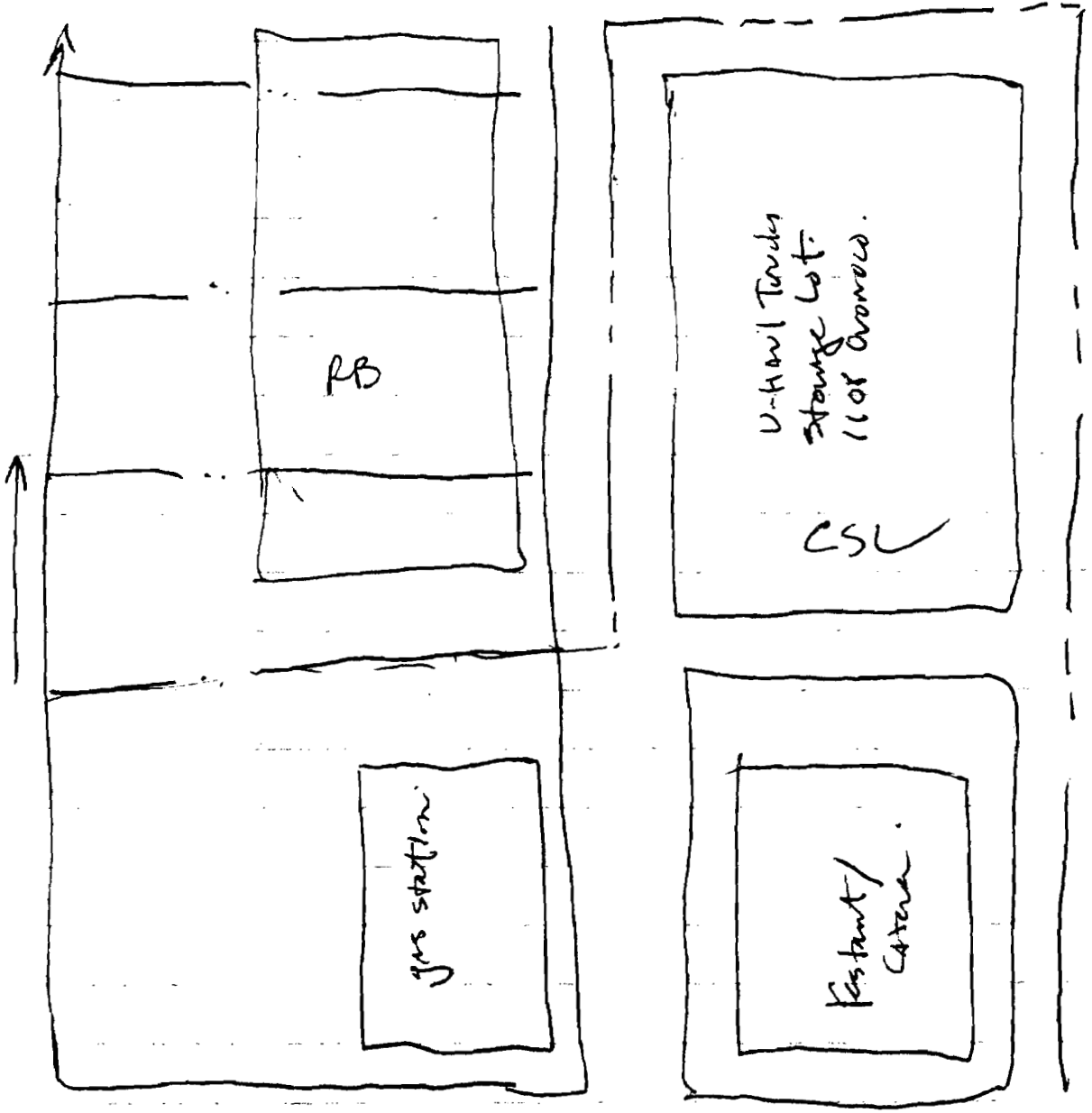
10 to 15  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Will a loudspeaker or intercom system be used outside of the building? \_\_\_\_\_ Yes  No

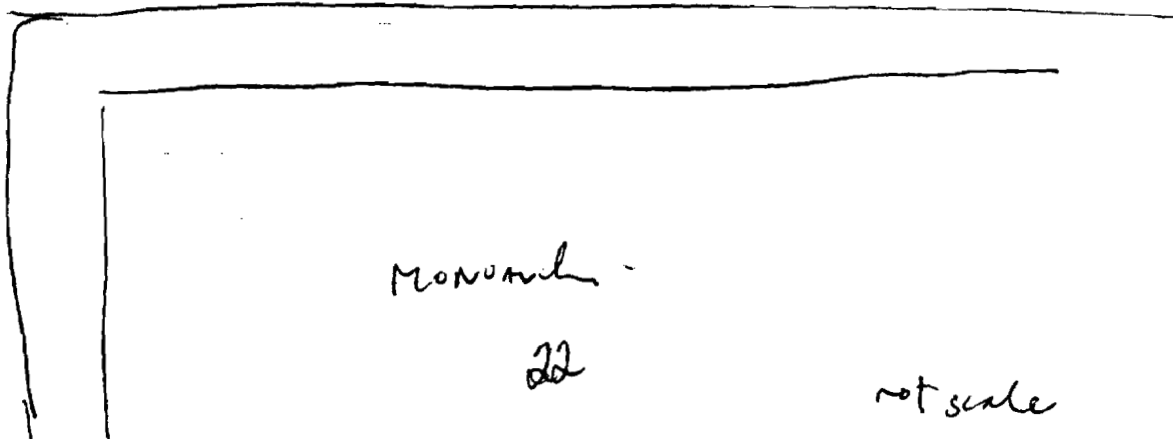
**Please note: All repair work must occur within an enclosed building.**

SUP2008-0052

HENRY STREET



OVERLOOK



north

Monument

22

not scale

Nathan



# APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2008-0052

PROPERTY LOCATION: 1108 Orange St

TAX MAP REFERENCE: 064.010629 ZONE: Commercial

**APPLICANT:**

Name: Michael H. Huhn

Address: 4716 Kellogg Dr. Woodbridge VA 22193

PROPOSED USE: Rent U-Haul VANS + Trucks + Trailers, and

[ ] **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

[ ] **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

[ ] **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Michael H. Huhn  
Print Name of Applicant or Agent

Michael H. Huhn 6/21/08  
Signature Date

4716 Kellogg Dr  
Mailing/Street Address

703 683 0794 703 683 9554  
Telephone # Fax #

Woodbridge VA 22193  
City and State Zip Code

\_\_\_\_\_  
Email address

Recommended Approval w/amendments 7-0 9-4-08	
ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: <u>CC approved PC recommendation</u>	DATE: <u>9-13-08</u>
_____ 7-0	_____

12. SPECIAL USE PERMIT #2008-0052  
 1106 ORONOCO STREET & 442 NORTH HENRY STREET  
 U-HAUL RENTAL

Public Hearing and Consideration of a request for an amendment to an existing gasoline/service station to include the operation of a U-Haul vehicle rental business; zoned CSL/Commercial Service Low. Applicant: Michael Huhn

PLANNING COMMISSION ACTION: Recommend Approval w/amendments 7-0

(A copy of the Planning Commission report dated September 4, 2008, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 12; 9/13/08, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Smedberg, seconded by Councilman Krupicka and carried unanimously, City Council approved the Planning Commission recommendation, with an amendment to condition #18 that the review period extend to yearly for three years.

Smedberg	"aye"	Pepper	"aye"
Krupicka	"aye"	Gaines	"aye"
Euille	"aye"	Lovain	"aye"
	Wilson	"aye"	

\* \* \* \* \*

City Council took a 15 minutes recess from 12:15 to 12:30 p.m.

\* \* \* \* \*

**REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

14. Public Hearing to receive public comment on the Revised City Policy on Acquired Art. (#14, 9/9/08)

(A copy of the City Manager's memorandum dated September 2, 2008, is on file in the Office of the City Clerk and Clerk of Council, marked as Exhibit No. 1 of Item No. 14; 9/13/08, and is incorporated as part of this record by reference.)

Director of Recreation, Parks and Cultural Activities Kincannon made a presentation of the report.

The following persons participated in the public hearing on this item:

- (a) Julie Crenshaw Van Fleet, 26 Wolfe Street, said that anytime there is public art, it needs to be considered by other organizations than just the Arts Commission. If it is anything in the historic district, all of the historic organizations need